4 SAMIAN CLOSE

WORKSOP, S81 7FG

£290,000

FREEHOLD

Beautifully presented throughout and occupying an enviable position, this impressive four double bedroom detached family home offers an exceptional blend of generous living space, stylish interiors and beautifully landscaped gardens, making it an ideal choice for growing families. Thoughtfully designed for modern living, the accommodation flows effortlessly from the welcoming entrance hall into a spacious living room with feature fireplace, a separate dining room perfect for entertaining, and a superb conservatory that enjoys delightful views over the rear garden. At the heart of the home, the well-appointed kitchen is complemented by a separate utility room and a convenient ground floor cloakroom/WC. The first floor boasts four well-proportioned double bedrooms, including an impressive principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys excellent kerb appeal with an attractive lawned frontage, mature planting and a driveway providing off-road parking for two vehicles, leading to the attached single garage. To the rear, a beautifully maintained enclosed garden provides a private outdoor sanctuary, featuring established flower beds, mature trees, a feature pond and a block-paved patio, creating the perfect setting for both family life and outdoor entertaining.

Combining spacious accommodation, practical family living and an attractive setting, this outstanding home is ready to move straight into and offers an exceptional opportunity for those seeking comfort, style and versatility.

Kendra Jacob

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• BEAUTIFUL DETACHED FAMILY HOME • FOUR DOUBLE SIZE BEDROOMS • EN SUITE TO THE MASTER BEDROOM • THREE RECEPTION ROOMS • ATTRACTIVE GARDENS • SINGLE GARAGE • WELCOMING AND HOMELEY PROPERTY • CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES • DOWNSTAIRS WC

ENTRANCE HALL

A warm and welcoming entrance hall sets the tone for this beautifully presented family home. Accessed via a stylish composite entrance door, the space features a central heating radiator, power points and a staircase rising to the first-floor accommodation.

LIVING ROOM

A beautifully proportioned principal reception room, flooded with natural light from the front-facing double glazed window, complete with elegant wooden shutters. The room offers a superb space to relax and unwind, centred around an attractive feature gas fireplace with a marble hearth and wooden surround. Additional features include a TV point, power points, a central heating radiator and a useful understairs storage cupboard.

DINING ROOM

Positioned adjacent to the kitchen, the dining room provides an excellent setting for both everyday family meals and formal entertaining. French doors open seamlessly into the conservatory, creating a wonderful sense of space and connection with the garden. Finished with a central heating radiator and power points.

CONSERVATORY

A superb addition to the home, this impressive conservatory offers a versatile reception space with views across the beautifully maintained rear garden. With laminate flooring, power points and an electric radiator, it is a room that can be enjoyed throughout the seasons. French doors provide direct access onto the patio and gardens beyond.

KITCHEN/DINER

The heart of the home is this well-appointed kitchen, fitted with an attractive range of wall and base units complemented by solid oak work surfaces. Integrated appliances include a dishwasher, fridge and freezer, together with a four-ring gas hob, electric oven and stainless steel extractor hood. A traditional Belfast sink adds character, while splashback tiling, laminate flooring and a central heating radiator complete this practical yet stylish space.

UTILITY ROOM

A separate utility room provides additional storage and workspace, featuring matching wall and base units with solid oak work surfaces, plumbing for a washing machine and a side-facing double glazed window.

DOWNSTAIRS WC

Conveniently located on the ground floor and comprising a low flush WC, pedestal wash hand basin, central heating radiator and a side-facing obscure double glazed window.

FIRST FLOOR-LANDING

A spacious landing giving access to all four bedrooms and the family bathroom. Also benefiting from a useful built-in storage cupboard, loft access and power points.

BEDROOM ONE

A generously sized principal bedroom enjoying a peaceful rear aspect through a double glazed window fitted with elegant wooden shutters. The room offers ample space for freestanding furniture and benefits from a TV point, power

points, central heating radiator and a private en-suite shower room.

EN SUITE

Beautifully appointed and comprising a shower enclosure, vanity wash hand basin and low flush WC. Finished with partial wall tiling, a shaver point, extractor fan, central heating radiator and a side-facing obscure double glazed window.

BEDROOM TWO

A spacious double bedroom overlooking the rear garden through a double glazed window with wooden shutters. Complete with power points, central heating radiator and a built-in cupboard housing the central heating system.

BEDROOM THREE

Another excellent double bedroom enjoying a front-facing aspect with double glazed window and wooden shutters. Fitted with built-in wardrobes, power points and a central heating radiator.

BEDROOM FOUR

A further generous double bedroom with a front-facing double glazed window fitted with wooden shutters, together with power points and a central heating radiator.

FAMILY BATHROOM

A contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with shower attachment, vanity wash hand basin and low flush WC. Complemented by partial wall tiling, extractor fan, central heating radiator and a front-facing obscure double glazed window.

EXTERNAL

The property enjoys an attractive frontage with a well-maintained lawn, colourful planted borders and mature trees, creating excellent kerb appeal. A driveway provides off-road parking for two vehicles and leads to the single garage, whilst gated side access leads to the rear garden. The enclosed rear garden has been thoughtfully landscaped to create a private and tranquil outdoor retreat. Predominantly laid to lawn and complemented by mature trees, established shrubs and vibrant planted borders, the garden offers year-round colour and interest. A block-paved patio provides the perfect setting for outdoor dining and entertaining, while a charming feature pond further enhances the peaceful surroundings. Additional benefits include fenced boundaries and an outside water tap.

GARAGE

A single garage fitted with an up-and-over door, complete with power and lighting, providing excellent storage or secure parking.

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Kendra
Jacob

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

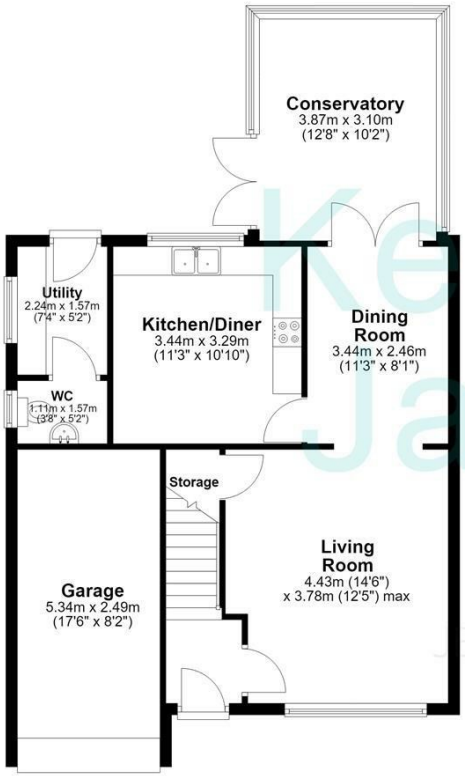
Council Tax – Band D

Viewings – By Appointment Only

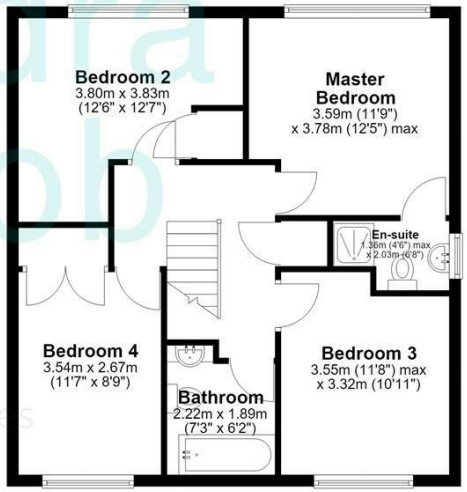
Floor Area – 1450.40 sq ft

Tenure – Freehold

Ground Floor
Approx. 72.8 sq. metres (783.5 sq. feet)

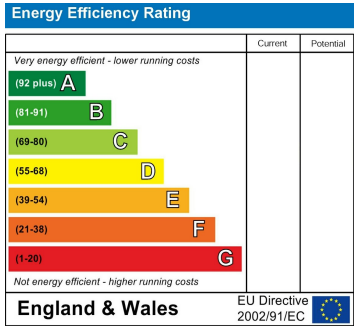


First Floor
Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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